

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## ADVISORY NEIGHBORHOOD COMMISSION 3B GLOVER PARK AND CATHEDRAL HEIGHTS



### ANC 3B Resolution Supporting Proposed Rewrite of DC Zoning Code

Whereas, the District's current zoning code, written in 1958, predates Metro and the modern mass DC bus system, and is not consistent with past population shifts or expected trends in population growth in Glover Park, Cathedral Heights, and the District of Columbia as a whole;

Whereas, 50 years of accumulated amendments have made the code complicated and hard to navigate and understand;

Whereas the Office of Planning proposed and sought public comment on a December 2012 update to the generations-old zoning code;

Whereas, the updated proposal makes reasonable allowances for local corner stores in rowhouse residential areas such as Glover Park so that the ability to walk a short distance to local, neighborhood-friendly stores enriches our neighborhood fabric and provides easy access to daily necessities;

Whereas the December 2012 draft of the zoning update contains reasonable limits on these corner stores to limit trash, noise, or other problems;

Whereas the updated proposal offers improved options for homeowners to create an accessory dwelling unit, creating more affordable housing, increasing the value of existing housing stock, allowing for neighborhood population growth without modifying existing building density, and allowing seniors to age in place in their own homes;

Whereas the December 2012 draft of the zoning update contains reasonable limits on such accessory dwelling to prevent overcrowding of neighborhoods or accessory dwellings that are not consistent with the fabric of traditional residential neighborhoods;

Whereas, the updated proposal modifies required parking minimums that undermine market forces, increase housing costs, reduce incentives to use mass transit, and damage the historic and walkable form of many neighborhoods;

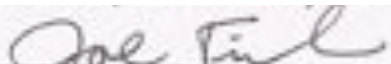
Whereas the December 2012 draft of the zoning update requires set-asides for car sharing, updates bike parking requirements, and does not modify parking minimums for large apartment buildings outside of transit zones so that the proposal will not adversely impact the availability of on-street parking;

Whereas, a simplified zoning code will offer clear rules that can be followed by the average resident and enable the zoning code to be transparent and accessible to all;

Therefore, be it resolved that the ANC supports the December 2012 Office of Planning zoning code draft that will let Glover Park, Cathedral Heights, and the District of Columbia grow in a sustainable way while meeting the needs of current and future residents of all ages;

Now, therefore be it further resolved that the ANC 3B asks the Zoning Commission to adopt the December 2012 draft zoning code proposal.

The resolution was APPROVED by a vote of 5-0 at the February 21, 2013 ANC 3B meeting.

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| <br>_____<br>Brian A. Cohen, Chairman | <br>_____<br>Joe Fighillo, Secretary |
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